

## **CAPSULE SUMMARY**

### **Knopp House**

HA-2059

527 Rockspring Avenue

Bel Air, Harford County

1924 c.

Private

Facing west, the Colonial Revival-style Four Square house at 527 Rockspring Avenue is wood-frame construction resting on a poured concrete foundation. It is two-and-a-half stories high and two bays wide on the façade. The walls are clad with German weatherboard siding, and the hipped roof is sheathed with asphalt shingles. One central-interior, brick, corbelled-cap chimney rises above the roof. Across the full width of the façade is a one-story, half-hipped porch supported with Tuscan columns and square balusters. On the rear elevation is a one story, shed-roof section originally partially enclosed. The remainder of this section was a screened porch, which was enclosed circa 1997.

The Knopp House is a representative example of a modest Colonial Revival-style Four Square dating to 1924 within the Town of Bel Air, Maryland. Between World War I and II, Colonial Revival was the most popular historic revival house style in the United States, as can be seen with the numerous Colonial Revival houses in Bel Air. Ubiquitous throughout the United States, Four Square dwellings were popular particularly during the first quarter of the twentieth century. Many of these Four Squares constructed throughout the United States were purchased as "mail-order" houses or were constructed by local builders mimicking plans taken from catalogues of companies such as Sears and Roebuck or the Aladdin Company. The Knopp House is surrounded by houses mostly dating from the 1880s through the first half of the twentieth century consisting primarily of the Colonial Revival style such as Four Squares and Cape Cod dwellings.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. HA-2059

### 1. Name of Property

(indicate preferred name)

historic Knopp House

other

### 2. Location

street and number 527 Rockspring Avenue not for publication

city, town Bel Air vicinity

county Harford

### 3. Owner of Property

(give names and mailing addresses of all owners)

name Vernon and Linda Tyler

street and number 527 Rockspring Avenue telephone N/A

city, town Bel Air state MD zip code 21014

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Bel Air Courthouse liber 1186 folio 905

city, town Bel Air tax map 300 tax parcel 176 tax ID number 013707

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
- ☐ Contributing Resource in Local Historic District
- ☐ Determined Eligible for the National Register/Maryland Register
- ☐ Determined Ineligible for the National Register/Maryland Register
- ☐ Recorded by HABS/HAER
- ☐ Historic Structure Report or Research Report at MHT
- ☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function	Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	1	0 buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade		sites
<input type="checkbox"/> site		<input type="checkbox"/> defense		structures
<input type="checkbox"/> object		<input checked="" type="checkbox"/> domestic		objects
		<input type="checkbox"/> education		Total
		<input type="checkbox"/> funerary	1	0
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	
			0	

## 7. Description

Inventory No. HA-2059

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### Exterior Description

Facing west, the Colonial Revival-style Four Square house at 527 Rockspring Avenue is wood-frame construction resting on a poured concrete foundation. It is two-and-a-half stories high and two bays wide on the façade. The walls are clad with German weatherboard siding, and the hipped roof is sheathed with asphalt shingles. One central-interior, brick, corbelled-cap chimney rises above the roof. Across the full width of the façade is a one-story, half-hipped porch supported with Tuscan columns and square balusters. The porch rests on parged, concrete-block piers and the porch floor is covered with wood floorboards. The roof features overhanging boxed eaves and a wood cornice. All of the exterior door and window wood surrounds are square edged and the door has a wood sill. On the rear elevation is a one story, shed-roof section originally partially enclosed. The remainder of this section was a screened porch, which was enclosed circa 1997.

The entrance on the façade contains an off-center, 1-light/2-panel wood door. Adjacent to the entry is one 1/1 double-hung, wood-sash window. The second story is pierced with three 1/1 windows. Each of the 1/1 windows are double hung, wood-sash windows. The hipped-roof dormer on the façade contains two 1-light, wood-awning windows.

The first and second stories of the south elevation are pierced with two 1/1 windows on each level. The basement level contains two 3-light, wood awning windows on the south elevation. The main block of the rear elevation has one 1/1 window on the first story and three 1/1 windows in the second story. The one-story, shed-roof section on the rear elevation is pierced with one 2/2 double-hung, wood-sash window, the door and a 1/1 window. The door is one 9-light/cross-panel made of metal. The south elevation of the enclosed porch also contains a smaller 1/1 window.

The first story of the north elevation is pierced with three 1/1 windows and the second story contains two 1/1 windows and one 4-light wood, casement window. The basement story contains two 3-light, wood awning windows.

### Interior Description

The interior of 527 Rockspring Avenue is comprised of a side hall and a living room in the front part of the house, and a kitchen and a dining room to the rear of the house. The shed-roof section on the rear contains an extension of the kitchen, which may have originally been a pantry.

The hall contains a quarter-turn stair with a closed stringer, a large square newel post, and a rounded balustrade. The molding on the stair stringer consists of a fascia, cant, cyma recta, and a filet flanking a wide fascia. The curved handrail has a peaked top, with cyma reversa moldings on the sides of the rail. The newel post features two recessed panels. One wall in the hall is plaster, covered with wallpaper, whereas the remaining walls in the hall are painted plaster. The ceilings throughout the entire house are painted plaster and the floor in the hall has 2 ½ inch floorboards. The six-inch baseboard in the hall has a base molding of a canted fascia, a cyma recta, and a recessed filet, and the fascia board terminates in an ovolo shoe molding. Located in the floor of the hall is a large metal grate covering the opening used for

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the original furnace, which is still in use. The door and window surrounds are similar to the square-edged wood exterior surrounds and are five inches wide.

From the hall, a large doorway accesses the living room. The walls are painted plaster, and the floors and baseboard are similar to the hall. Five horizontal-panel, double pocket doors are located in the east wall of the living room providing access to the rear dining room. The panels on the doors are slightly raised with a cyma recta molding covering the joints.

The kitchen to the rear of the side hall has papered, plaster walls and the floor is covered in vinyl tiles. Access to the basement is through a five-panel door located on the west wall of the kitchen. The casings of the doors and windows in the kitchen have been replaced with 1 ½ inch, square-edged surrounds. The kitchen has a non-historic cyma reversa crown molding approximately 1 ½ inches wide. The baseboard in the kitchen is 2 ½ inches high with a rounded top and an ovolo shoe molding. The chimney located in the kitchen has been enclosed with plywood leaving room for a small closet on the side of the chimney.

Much like the living room, the dining room has similar floors and baseboards. The plaster walls are covered with wallpaper and the ceiling is clad with original pressed paper. The original crown molding consists of a cyma recta terminating with a cavetto.

The kitchen extension on the rear of the kitchen has the same materials as the kitchen including the floor covering, walls, ceiling, casings, and baseboard. The enclosed porch walls are painted dry wall and the ceiling is beaded boards. The floor is covered with stone tiles.

The second floor contains four bedrooms and one bathroom. The materials are all original and are similar to the first floor of the hall and living room including the walls, ceiling, baseboard, surrounds, and doors. The attic is not finished and features exposed rafters. Access to the attic is in front bedroom through an enclosed stair.

The unfinished basement has a straight-flight stair, exposed ceiling joists, poured concrete foundation and parged walls. A bulkhead entrance is located on the rear elevation. The original furnace is called a Sunbeam from the Fox Furnace Company in Elyria, Ohio.

## 8. Significance

Inventory No. HA-2059

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates 1924 ca.

Architect/Builder Unknown

Construction dates 1924 ca.

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### Statement of Significance

The Knopp House is a representative example of a modest Colonial Revival-style Four Square dating to 1924 within the Town of Bel Air, Maryland. This dwelling is two-and-a-half stories, with a square footprint, an off-center entry, hipped roof, wide eaves, a full-width porch, and a dormer on the façade, all characteristics common of Four Square houses. Between World War I and II, Colonial Revival was the most popular historic revival house style in the United States, as can be seen with the numerous Colonial Revival houses in Bel Air. Ubiquitous throughout the United States, Four Square dwellings were popular particularly during the first quarter of the twentieth century. Many of these Four Squares constructed throughout the United States were purchased as "mail-order" houses or were constructed by local builders mimicking plans taken from catalogues of companies such as Sears and Roebuck or the Aladdin Company. The Knopp House is surrounded by houses mostly dating from the 1880s through the first half of the twentieth century consisting primarily of the Colonial Revival style such as Four Squares and Cape Cod dwellings.

### Development of Bel Air: Late 19<sup>th</sup> and Mid 20<sup>th</sup> Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late nineteenth century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19<sup>th</sup> century and early 20<sup>th</sup> century that took place within the Bel Air town limits.

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. Between 1887 and 1917 only nine more lots were sold in this section of Bel Air. Marilyn M. Larew, historian, states that the reason for the slow building pace in Hays Addition could be the lots were priced much higher than lots in other sections of Bel Air such as in Dallam's Additions and Richardson's Addition.<sup>1</sup>

<sup>1</sup> Marilyn M. Larew, *Bel Air: An Architectural and Cultural History, 1782-1945* (Bel Air, MD: Town of Bel Air, 1995), p. 170.



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The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Not including the dwellings on Alice Anne Street, seventeen houses were constructed in Richardson's Addition between 1914 and 1945.<sup>2</sup>

Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing. Dallam's second addition is located to the north of Dallam's first addition including Roland Avenue, Rockspring Avenue, and Hall Street. In the late 1880s, the west side of Rockspring Avenue was built upon followed by construction on Roland Avenue after 1890. Eleven houses were constructed in Dallam's second addition between 1885 and 1914.<sup>3</sup>

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Park (1922), Ingleside (1923), and Kenmore (1924). The area that is Fulford Park originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Other streets included in Fulford Park are Maitland Street and Powell Avenue. Unlike the slow development of the late 19<sup>th</sup> century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. The real estate agents responsible for selling the lots of Fulford Park advertised and auctioned the lots on one day in 1922 soon after it was platted. One hundred thirty six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted by J. Edwin Webster, son of Colonel Edwin Hanson Webster, in April 1923. Oliver T. Wallace and Samuel Dameron were the real estate agents responsible for the sales. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945.<sup>4</sup> Similar to Fulford Park, Ingleside held an auction to handle the sales of the lots which occurred in April or May of 1923. Ingleside developed rapidly, much more so than any other previous development made to Bel Air. According to Larew, the "first two blocks on East Broadway and Webster were full" by the end of the 1920s. A total of sixteen houses were constructed in the 1920s—"faster than any previous addition in town."<sup>5</sup>

In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned on September 22, 1924 and a total of 199 lots were sold equaling \$19,500.

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<sup>2</sup> Larew, p. 172.

<sup>3</sup> Larew, pp. 173-176.

<sup>4</sup> Larew, pp. 181-183.

<sup>5</sup> Larew, pp. 181-181.

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Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. This new plat consisted of two blocks with a total of 102 lots and is bounded to the north by Vale Road, to the east by Rockspring Avenue, to the south by Hall Street, and to the west by Roland Avenue. Robinson Street runs north south and connects Hall Street to Vale Road, originally called Bel Air-Watervale Road. Block A of Rock Spring Addition was platted with fifty-five lots, the majority of which are equal size of twenty-five feet wide and 100 feet deep. Block B of this addition contains forty-seven lots, most of which were of similar size to the lots in Block A.

After the platting of the Rock Spring Addition, several more residential developments were constructed within the town limits. Development slowed dramatically between the mid-1930s and the early 1950s. Because of the Town's proximity and association to the Aberdeen Proving Ground, a U.S. Army Installation Management Agency, Bel Air experienced a remarkable population decline during the mid- to late-1940s due to the Proving Ground downsizing after World War II. In the early 1950s, Bel Air regained its population numbers as it was experiencing in the 1930s and numerous developments occurred during the 1950s and early 1960s including such examples as Howard Park (1951), Shamrock (1955), and Homestead Village (early 1960s).

### Knopp House

The Knopp House is located at 527 Rockspring Avenue in the Third district of Harford County in Bel Air, Maryland. The property at 527 Rockspring Avenue was built circa 1924 by Samuel E. Knopp. The lot was first purchased by Philip Close for \$500 from O. Jane Munnikhuysen, et al in June 1920. Close and his wife sold the lot to Samuel E. Knopp in March 1924. The Fireside Permanent Building Association, a Savings and Loan organization, provided a loan to Knopp in order for Knopp to construct the house at 527 Rockspring Avenue.

The Federal Census of 1920 lists Samuel Knopp as 46 years old, originally from Pennsylvania, and employed as a locomotive engineer. He rented his house in Bel Air and his household included his wife Mary (age 39), and five children; Florence (19), Harry (16), John E. (13), Thomas (11), and George (8). Interestingly, the house Knopp built at 527 Rockspring Avenue was located directly along the MA & PA Rail line. It is possible that Knopp was employed by the MA & PA Railroad.

The design of this house is like many of the Four Square kit houses being sold by Sears and Roebuck and other companies during the early twenties. For example, this house is similar to *The Hudson* model sold in the Aladdin Read-Cut House catalogue.<sup>6</sup> Samuel Knopp died between 1927 and 1929 and the census of 1930 lists his family residing on Rockspring Avenue. Mary is described as being widowed and owning the home which was worth \$7,000. Mary's household included her son Harry, employed as a typist, son Robert E. (3 years old), a sister, employed as an operator, brother-in-law Joseph Bedford, and her brother Franklin Pyle (age 19), employed as a Railroad clerk. Following an equity court case involving 527 Rockspring Avenue, the treasurer of Harford County, John W. Anderson, Jr., was responsible for selling the property to M. Stanley McComas and Emory A. McComas in 1937. Either one or both of the McComas Brothers died on

<sup>6</sup> Arts and Crafts Society, *Arts and Crafts Archives*, <<http://www.arts-crafts.com/images/archive/aladdin6.jpg>> (9 December 2004).

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November 7, 1940 and the property was handed back to John W. Anderson, Jr., the Harford County treasurer who sold it to Mary B. McComas, a trustee for the property. Mary McComas sold the property to herself and owned it until 1973 when she sold it to Edith J. Justice. Ten years following, Justice sold the property to Vernon and Linda Tyler, who have since resided at this location. Vernon Tyler (b. 1941) is occupied as a trucking manager and moved from Baltimore City to Bel Air in 1974. Linda Tyler (b. 1949) is a registered nurse and is originally from Churchville. The Tyler's have one daughter, Alexandra Tyler (b. 1985), who has been raised in the Knopp House.



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### Chain-Of-Title

All information has been recorded in Bel Air Courthouse

March 7, 1924	Grantor: Philip H. Close and wife, and the Fireside Permanent Building Association of Harford County Grantee: Samuel E. Knopp Deed Book DGW 186 Folio 321
April 28, 1937	Grantor: Samuel E. Knopp Estate Grantee: M. Stanley McComas and Emory A. McComas, partners tradings as McComas Brothers Equity Docket SWC 2 Folio 109 #10249
December 2, 1940	Grantor: John W. Anderson, Jr., Treasurer of Harford County Grantee: Mary B. McComas, Trustee Deed Book GCB 263 Folio 304
April 10, 1941	Grantor: Mary B. McComas, Trustee Grantee: Mary B. McComas Deed Book GCB 265 Folio 205
April 26, 1973	Grantor: Mary B. McComas, widow Grantee: Edith Jean Justice Deed Book HDC 924 Folio 638
April 27, 1983	Grantor: Edith Jean Justice Grantee: Vernon and Linda Tyler Deed Book 1186 Folio 905

## 9. Major Bibliographical References

Inventory No. HA-2059

Bel Air Courthouse, Land Records. Bel Air, MD

Chesapeake and Potomac Telephone Company of Baltimore City. *Harford County Telephone Directory, 1936, 1950-1951, 1951-1952, 1963*, Baltimore City, MD.

Harford County Historical Society. Vertical Files. Bel Air, MD.

Larew, Marilyn M. *Bel Air: An Architectural and Cultural History, 1782-1945*. Bel Air, MD: Town of Bel Air, MD, 1995.

U.S. Bureau of the Census. The Census of 1920-1930, Harford County, Maryland. Census searched from

<http://persi.heritagequestonline.com/hqoweb/library> (7 December 2004).

## 10. Geographical Data

Acreage of surveyed property 0.308 acres

Acreage of historical setting 0.308 acres

Quadrangle name Bel Air, MD

Quadrangle scale: 1:24,000

### Verbal boundary description and justification

The Knopp House is located at 527 Rockspring Avenue in the Third District of Harford County in the Town of Bel Air, Maryland. It is associated with tax map 300 parcel 176.

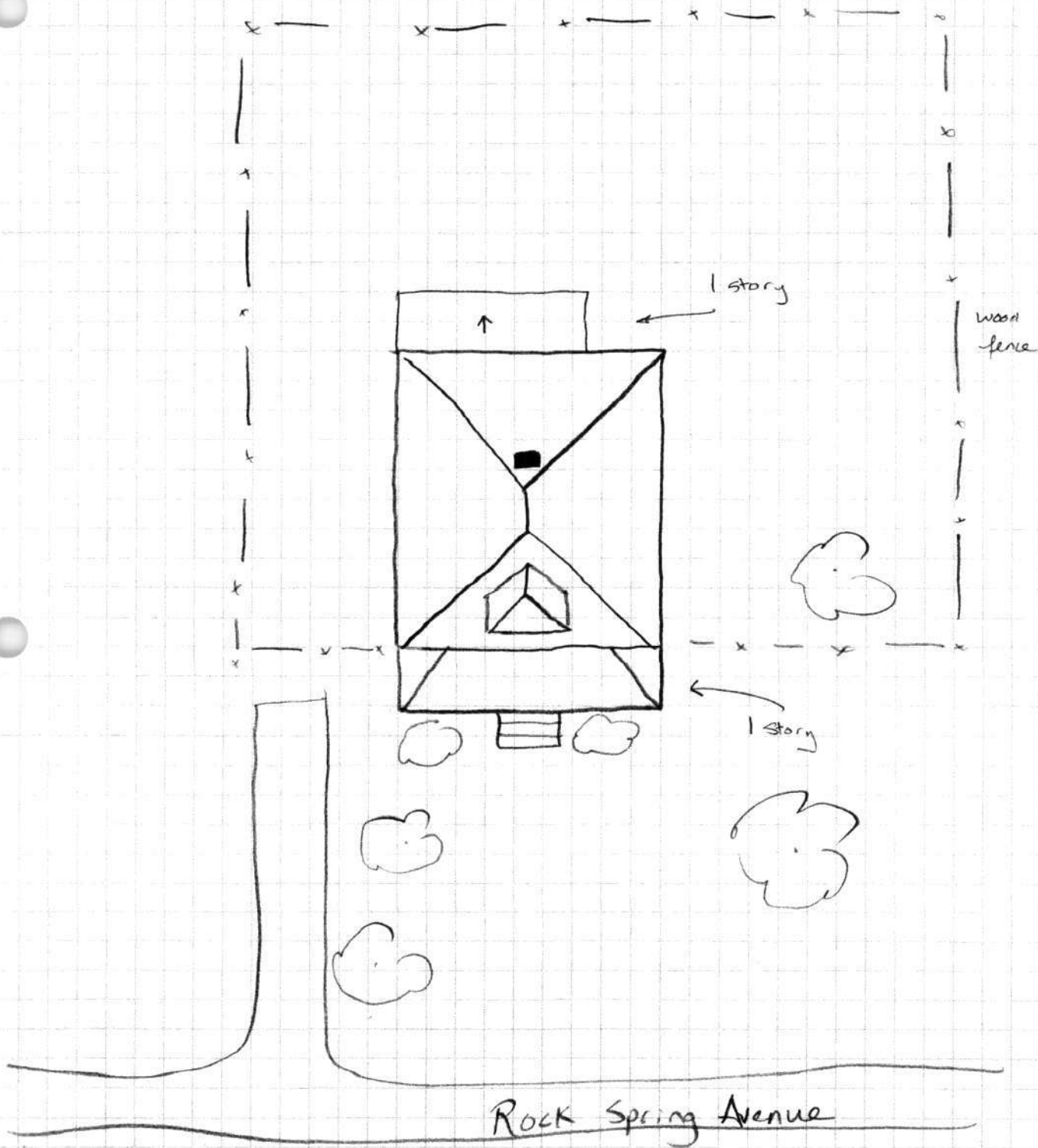
## 11. Form Prepared by

name/title	Kristie Baynard/Architectural Historian		
organization	Arcadia Preservation, LLC	date	December 9, 2004
street & number	1209 Powhatan Street	telephone	703.798.8124
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



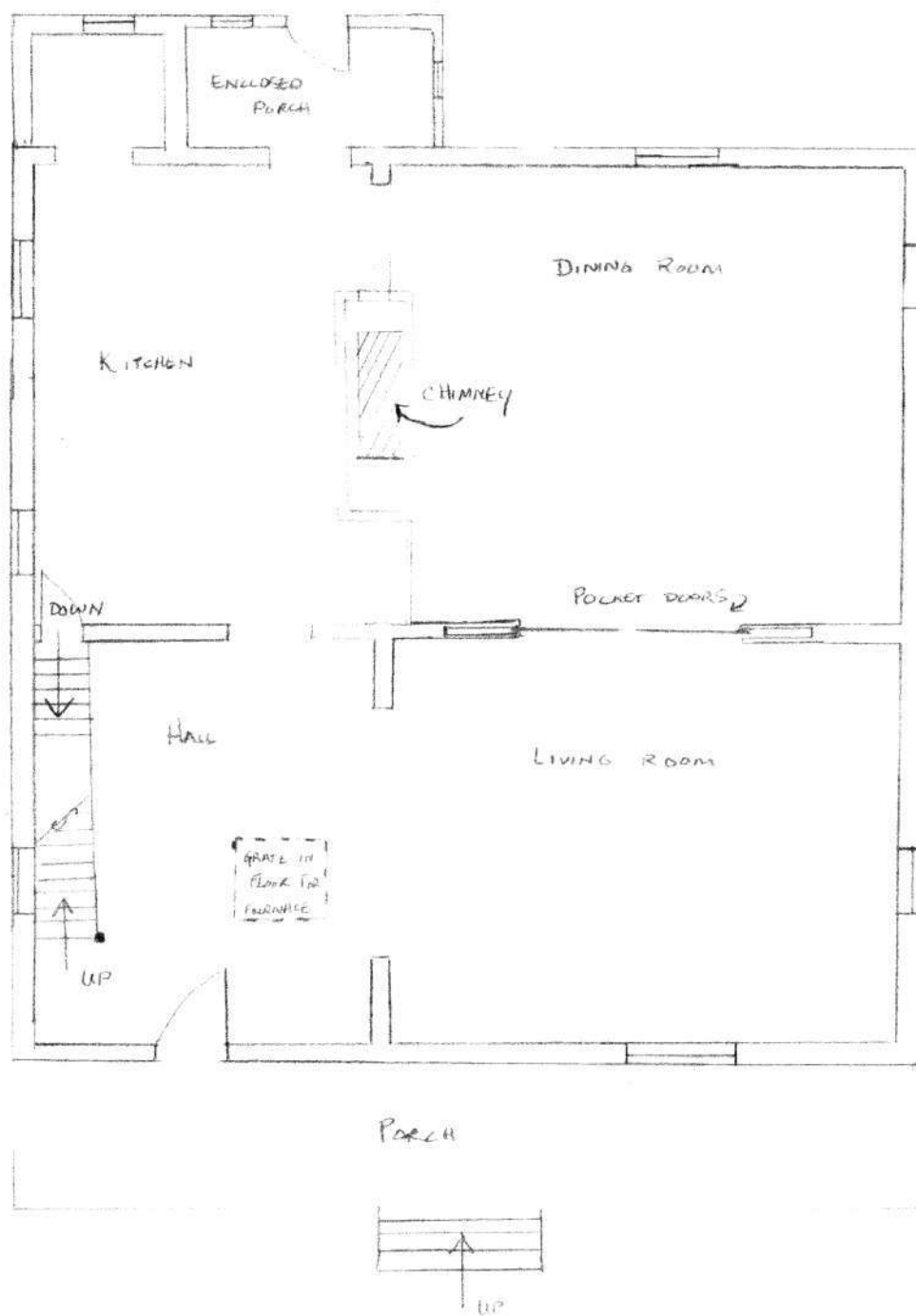
SITE PLAN

I.D. # HA-2059

Name

House, 527 Rock Spring Avenue, Bel Air, MD

Hartford County



HA-2059

KNOPP HOUSE

527 ROCKSPRING AVENUE

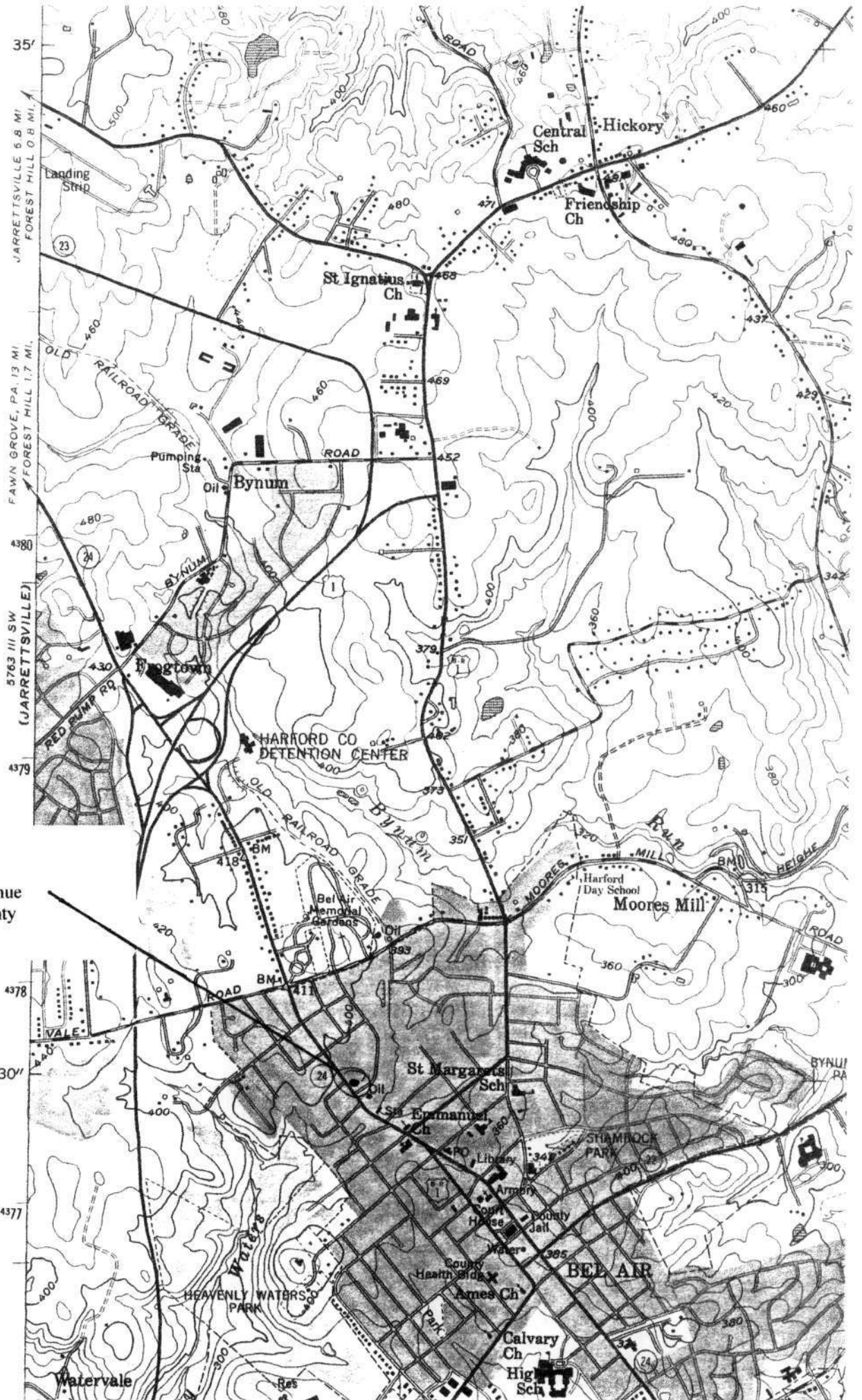
BEL AIR, MD

HARFORD COUNTY

FIRST FLOOR PLAN

NOT TO SCALE





HA-2059  
 Knopp House  
 527 Rock Spring Avenue  
 Bel Air, Harford County  
 Bel Air USGS Map





AA-2059

Knopp House

527 Rock Spring Avenue

Harford County, Bel Air, MD

Arcadia Pres.

11/2004

MD SHPO

SOUTH CORNER

1 of 7



HA-2059

Knopp House

527 Rock Spring Avenue

Harford County, Bel Air, MD

Arcadia Pres.

11/2004

MD SHPB

NE ELEVATION

2 of 7





HA-2059

Knopp House

527 Rock Spring Avenue

Harford Co., Bel Air, MD

Arcadia Pres.

11/2004

MD SHPO

1st floor, HALL, VIEW LOOKING NORTH

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HA - 2059

KNOPP HOUSE

527 ROCK SPRING AVENUE

Hartford Co., Bel Air, MD

Arcadia Pres.

11/2004

MD SHPO

1st floor. HALL, view looking west

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HA-2059

KNOPP House

527 Rock Spring Avenue

Harford Co., Bel Air, MD

Arcadia Pres.

11/1004

MD SHPD

1st floor, living room, view looking east

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HA-2059

KNOPP HOUSE

527 Rock Spring Avenue  
Hartford Co., Bel Air, MD  
Arcadia Pres.

11/2004

MD SHPO

1st floor, DINING ROOM, VIEW Looking South.

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HA-2059

KNOPP HOUSE

527 Rock Spring Avenue  
Harford Co., Bel Air, MD  
Arcadia Pres.

11/2004  
MD SHPD

1st floor, KITCHEN, VIEW LOOKING NE

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